

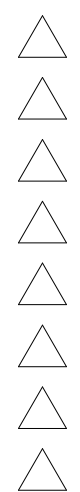
SEAL

PROJECT

MESA DEL SOL-TRACT A (PHASE 1)

(Tract A) UNIVERSITY BLVD. SE  
ALBUQUERQUE, NM 87106

REVISIONS



DRAWN BY

MA

REVIEWED BY

JAF

DATE

04/02/25

PROJECT NO

22-0148

DRAWING NAME

TRAFFIC CONTROL  
PHASE 1

SHEET NO

TCL-1

## PROJECT INFORMATION

LOCATION : ALBUQUERQUE NM  
ZONING : PC (COMMUNITY CENTER MDS)  
OCCUPANCY TYPE : APARTMENTS R-2, B (RETAIL, LEASING, & AMENITY)  
CONSTRUCTION TYPE : 5-A (4 STORY APARTMENT BUILDINGS) 5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)  
PHASE 1 SITE AREA : 6.46 ACRES (281,451 SF)  
PHASE 2 SITE AREA : 3.01 ACRES (131,078 SF)  
TOTAL SITE AREA : 9.47 ACRES (412,529 SF)  
DENSITY : 42.52 DU/A  
SUSTAINABILITY CERTIFICATION REQUIREMENTS :  
CERTIFICATION PROGRAM : NGBS (NATIONAL GREEN BUILDING STANDARDS)  
CERTIFICATION LEVEL : BRONZE

## PHASING NARRATIVE

## SEE PLAN DIAGRAM FOR EXTENTS

PHASE 1:  
BUILDING #'S 1, 2, 3, 4, 5, 6, & 7 - ALL UNITS (223 TOTAL UNITS), PUBLIC WORK ORDER COMPLETION, AMENITY SPACES, LEASING OFFICE AND ALL ASSOCIATED HARDSCAPE WORK AROUND BUILDINGS TO MEET CO. REFUSE ENCLOSURES, DOG PARK, AND ALL REMAINING SITE ITEMS.  
PHASE 2:  
BUILDING #'S 8, 9, 10, 11, & 12 - ALL UNITS (197 TOTAL UNITS) AND ALL ASSOCIATED HARDSCAPE WORK AROUND BUILDINGS, CARPORTS, REFUSE ENCLOSURES, DOG PARK, AND ALL REMAINING SITE ITEMS.

## SYMBOL LEGEND

- PROPERTY LINE
- IMAGINARY PROPERTY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- MATCH LINE
- FIRE HYDRANT LOCATION, SEE CIVIL
- FIRE DEPARTMENT CONNECTION, SEE CIVIL
- POST INDICATOR VALVE, SEE CIVIL
- TRANSFORMER LOCATION, SEE ELECTRICAL
- LIGHT POLE, SEE ELECTRICAL
- LIGHT POLE AT COURTYARD AREA, SEE ELECTRICAL C5 / AS504
- CARPORT LOCATION, SEE
- LIGHT FIXTURE AT CARPORT LOCATION, SEE ELECTRICAL
- GAS METER, SEE PLUMBING
- CLEAR SIGHT
- SIDEWALK CULVERT, SEE CIVIL
- DOWNSPOUT / ROOF DRAIN LOCATION
- FIRE TRUCK ACCESS ROUTE
- ACCESSIBILITY ROUTE
- BIKE ROUTE
- TRASH REFUSE ROUTE
- PHASE 2

## SHEET KEYNOTES

- CONCRETE ACCESSIBLE CURB RAMP TYP., SEE B3/AS501 AND B4/AS501
- PAINTED PEDESTRIAN CROSSWALK, SEE C4/AS501
- CONCRETE SIDEWALK, SEE A1/AS501
- CONCRETE HEADER CURB, SEE A2/AS501
- BICYCLE RACK, SEE B1/AS501
- 6" TALL PICKET FENCE, SEE B4/AS502 AND C2/AS502
- ACCESSIBLE PARKING STALL, SEE D2/AS501
- PROPERTY LINE
- MONUMENT SIGN, SEE C2/AS501
- PARKING CANOPY, SEE B4/AS57
- CARPOOL PARKING SIGN, SEE C1/AS501
- CLEAR SIGHT TRIANGLE (PER COA) LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- ACCESSIBLE PARKING SIGN, SEE C1/AS501
- PRIMARY BUILDING ENTRANCE
- 10' PUBLIC UTILITY EASEMENT
- FIRE RISER ROOM
- CONCRETE GUTTER, SEE CIVIL
- CONCRETE FLUSH CURB, SEE A4/AS501
- ACCESSIBLE EV CHARGING PARKING, SEE E4/AS504
- STOP SIGN, SEE D1/AS501
- MOTORCYCLE PARKING SIGN, SEE D1/AS501
- ACCESS CONTROL PANEL
- ELECTRIC VEHICLE PARKING SIGN, SEE D1/AS501
- ELECTRIC VEHICLE CHARGING STATION - SEE ELECTRICAL DRAWINGS
- 6" TALL WIRE PANEL SCREEN, SEE AS503
- ALLEY GUTTER, SEE CIVIL
- CONCRETE APRON AT GARAGE ENTRY, SEE ARCHITECTURAL
- EXTEND ASPHALT 2' BEYOND EDGE OF ROADWAY FOR INTERIM WITH STRIPE
- CUT OFF WALL BY CIVIL
- SIDEWALK CULVERT, TYPICAL BY CIVIL
- CONCRETE SIDEWALK WITH TURNDOWN EDGE, SEE AS/AS501
- AUTOMATIC GATE OPERATOR, SEE ELECTRICAL
- ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- OFF SITE WORK PART OF A SEPARATE PACKAGE BY BHI.
- DO NOT ENTER SIGNAGE, SEE C1/AS501

## REFERENCE KEYNOTES

- 26 0000-D ELECTRICAL METERING EQUIPMENT

## GENERAL SHEET NOTES

- VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION WITH CIVIL.
- SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2021.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8 OUTDOOR LIGHTING.
- REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE. REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY. PAVING WORK OUTSIDE OF PROPERTY LINE BOUNDARY TO FOLLOW SEPARATE PUBLIC WORK ORDER PER CITY OF ALBUQUERQUE.
- ACCESS TO VEHICULAR GATES WILL BE PROVIDED TO THE FIRE DEPARTMENT, ABCWUA, AND SOLID WASTE VIA FOB ACCESS/EYED ENTRY.
- OFF SITE WORK PART OF A SEPARATE PACKAGE BY BHI.

## REFUSE CALCULATION FOR PHASE 1&amp;2

## TRASH DUMPSTER CALCULATION

421 UNITS \* 0.55 = 231.55  
ACCUMULATED YARDS

231.55 YARDS / 8 YARD  
DUMPSTER = 28.94 or 28  
ACCUMULATED YARDS PER  
DUMPSTER

28 / 7 DESIRED NO. OF DUMPSTERS  
= 4 DAYS OF PICK-UP PER WEEK

## RECYCLED DUMPSTER CALCULATION

421 UNITS \* 0.12 = 50.52  
ACCUMULATED YARDS

50.52 YARDS / 8 YARD DUMPSTER  
= 6.315 or 6 ACCUMULATED  
YARDS PER DUMPSTER

6 / 2 DESIRED NO. OF DUMPSTERS =  
3 DAYS OF PICK-UP PER WEEK

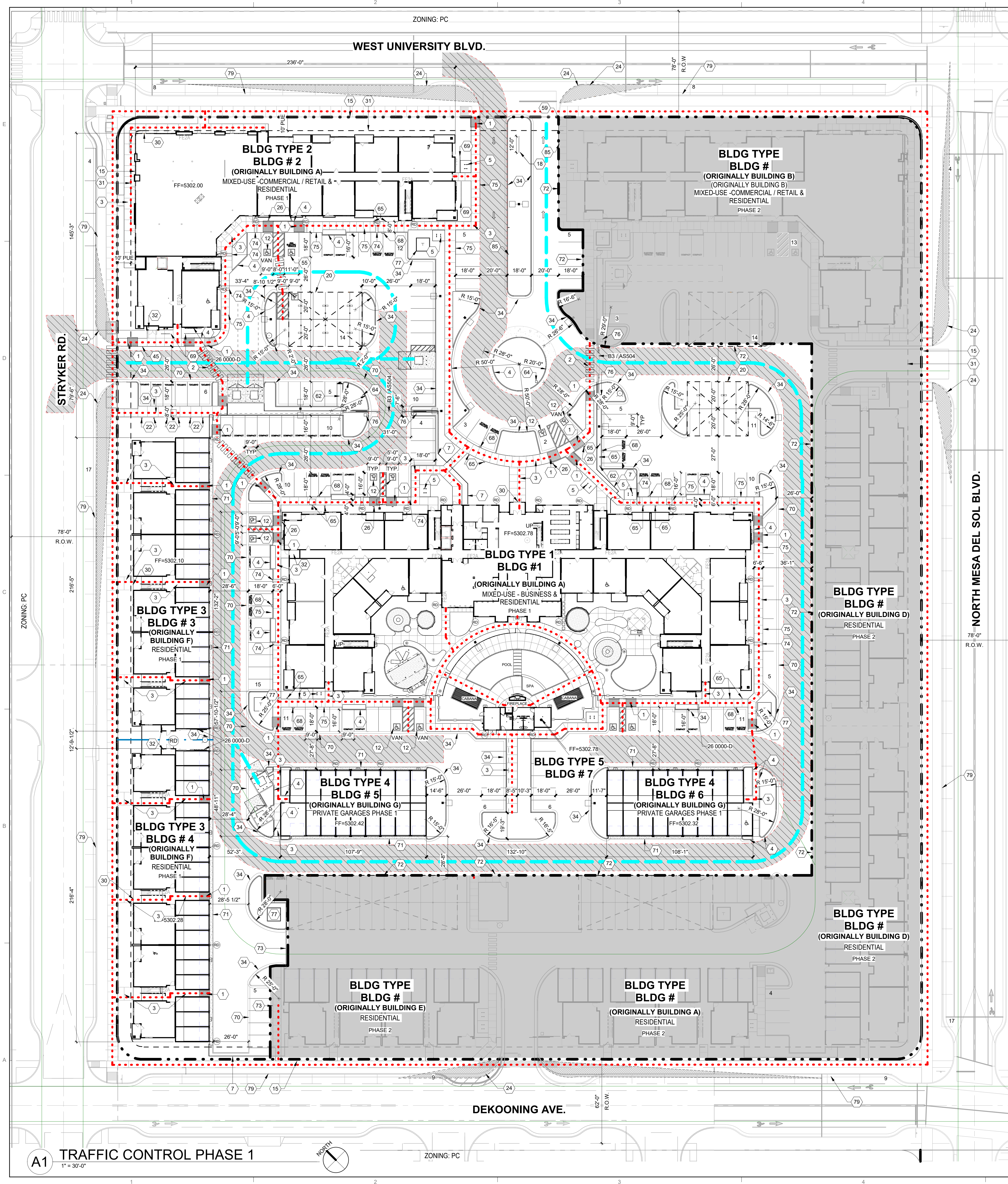
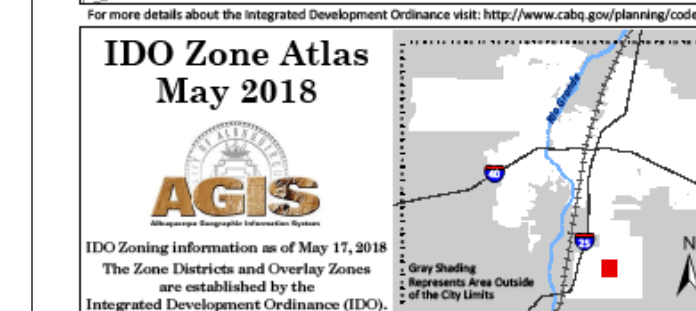
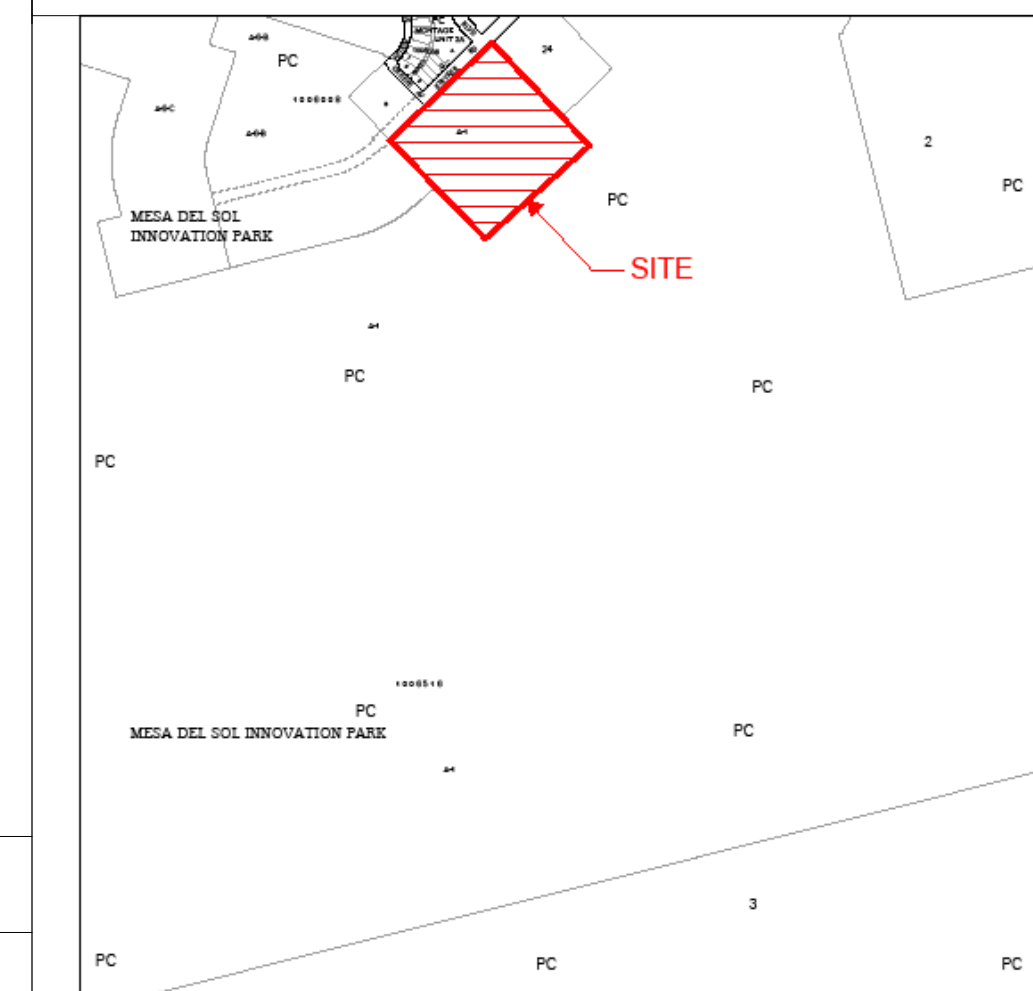
## PARKING DATA

REQUIRED PARKING: NO REQUIRED PARKING,  
PARKING PROVIDED BY PHASE

## PHASE 1

OPEN PARKING ..... 92  
ACCESSIBLE PARKING ..... 11  
COMPACT PARKING ..... 24  
ACC EV READY PARKING ..... 1  
EV READY PARKING ..... 18  
COVERED PARKING ..... 22  
CARPOOL PARKING ..... 6  
ENCLOSED GARAGES ..... 72  
TOTAL ON-SITE PARKING ..... 248  
ON STREET PARALLEL PARKING ..... 76  
MOTOR CYCLE PARKING ..... 2  
BICYCLE PARKING:  
10% OF TOTAL PARKING PROVIDED ..... 25

## VICINITY MAP



A1 TRAFFIC CONTROL PHASE 1

1" = 30'-0"

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